

HISTORIC PRESERVATION COMMISSION

Minutes

October 11, 2007
Salisbury, North Carolina

The Historic Preservation Commission for the City of Salisbury met in regular session on Thursday, October 11, 2007, in the Council Chambers at the City Hall, 217 S. Main Street.

The meeting was called to order by the Chairperson, Anne Lyles. She welcomed all persons present and explained the meeting's purpose and procedures.

The following members were present and introduced: Jack Errante, Ronald Fleming, Susan Hurt, Deborah Johnson, Judy Kandl, Andrew Pitner, Kathy Walters,

Absent: Anne Waters

Requests for Certificates of Appropriateness

H-38-07 **203 S. Lee St.** – City of Salisbury, owner; Lynn Raker, applicant

Request: Addition of driveway connection toward adjacent property and future parking lot at back of previously approved parking lot

Lynn Raker, Urban Design Planner, was sworn to give testimony for the request.

Staff presented slides showing the original plan for the corner plaza and parking lot which was presented to HPC in July 2006 as Ms. Raker presented updates and changes since the original approval. She reminded the Commission that a part of the approval was for 4" granite blocks to be set in mortar in the center of the plaza. However, they would now like to install art (a sculpture) on a temporary basis where it can be movable in and out; which would be very difficult to do through mortared-in granite. After looking at more flexible options, they are now requesting a very nice cast stone circular pattern which has a granite-like appearance. A sample was presented. She further reminded the Commission that the State Historic Preservation Office (SHPO) has already approved the plan.

Ms. Raker continued her testimony with the request for the driveway connection; also an already approved plan by SHPO.

She reminded the Commission that at the time of the original request a year ago, she only showed the plan for a generic parking area because she was not sure at that time what would be needed where. However, the buildings on the corner have now been purchased and the plan is to put additional parking behind the buildings. A slide was shown of the driveway connection which has already been placed in the parking area of the plaza. She also pointed out the areas where landscaping would be put in. The adjacent property owners, because of the size of their properties, do not have off-street parking at this time, and will use the proposed parking lot to access some off-street parking that would be behind their building.

Mr. Raker testified that lighting has also been added for security of the parking lot. The proposed lighting is the standard single upright street light. The light, she said, can be shielded on the property side.

Janet Gapen informed the Commission that the lighting is a part of the streetscape package of elements that was pre-approved by the Commission some time ago which included lighting, brick color, trash bins, etc., as a palette for downtown.

Wendy Spry explained that typically when a project has received SHPO approval it is handled only on the committee level, but since Ms. Raker brought the project's original plan for review as a courtesy, staff wanted the Commission to also be aware of the changes being made.

In response to a question from Jack Errante, Ms. Raker stated that even though it is a parking exempt area, parking would be provided behind the buildings to replace the parking that will be removed on the 100 block when it transitions to 2-way traffic.

In response to comments from Judy Kandl, Ms. Raker stated that the final plans for the parking behind the buildings would be brought before the Commission within the next few months.

In reference to the property owner's landscape buffer referred to by Ms. Kandl, Ms. Raker stated that meetings have been held with the property owners to make sure that they will be satisfied with the buffers for each of their individual properties.

In response to a question from Jack Errante, Ms. Raker said that as a Certified Landscape Architect, she knows what is and what is not appropriate.

Clyde Overcash was present and sworn in to speak in opposition of the request.

Mr. Overcash expressed his opposition to the parking lot. He said what was approved in August 2006 is quite different from what is now being shown. He testified that he was not satisfied with the 3 ft. proposed screening. He further stated that the lights are too bright, and the curbing is too high.

Kathy Walters reminded Commission members that the question is not whether to allow the corner lot to become a parking lot because that was previously approved in 2006. The question is "do we allow access from the corner lot to the back of the properties." She said the proposed parking behind the 2 buildings is appropriate per the Non-Residential Guidelines which state that it is preferable for parking to be in the rear.

In reference to the opposition from Mr. Overcash pertaining to the screening, Janet Gapen explained that the guidelines encourage appropriate landscaping to screen parking lots whenever possible. She assured Mr. Overcash that the plans are not yet final and the project's management is working with the State Historic Preservation Office.

Ms. Raker proceeded with some clarification of the plans which she said may have caused confusion to Mr. Overcash as well to the Commission. She said, “We are not creating a new parking lot but improving an existing lot.”

There was no one present to speak in support of the request.

Kathy Walters made the following motion: “I move that the Commission find the following facts concerning Application #H-38-06 – that Lynn Raker, applicant for the City of Salisbury, owner of 203 S. Lee St., appeared before the Commission and sought a Certificate of Appropriateness to add a driveway connection toward the adjacent property and future parking at the back of the previously approved parking lot; that Clyde Overcash appeared before the Commission to oppose this request; this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 4 – Site Features and District Setting – Parking and Paving, page 57, guidelines 1-6; Chapter 4 – Site Features and District Setting – Landscaping and Streetscape, page 59, guidelines 1-12, Chapter 4 – Site Features and District Setting – Lighting, page 61, guidelines 1-6 of the Non-Residential Historic District Design Guidelines; therefore, I further move that a Certificate of Appropriateness for Application #H-38-06 be granted to Lynn Raker, applicant for the City of Salisbury, owner of 203 S. Lee St., to make the changes detailed in the application.”

Ronald Fleming seconded the motion; all members present voted AYE.

Clyde Overcash stated that he would appeal the decision.

H-44-07 Intersection of Council & Lee St. – Wendy Brindle, Traffic Engineer, applicant
Request: Traffic islands for permanent installation of stop signs.

Wendy Brindle, the city’s Traffic Engineer, was sworn to give testimony for the request.

Ms. Brindle began by identifying the location for the signs from an aerial view of Council & Lee shown by staff. She testified that the proposal is for 2 islands, approximately 8 ½ ft. long x 6 ft. wide. The islands will be offset from the existing curb about 6 inches to a foot to allow for drainage to go between the island and the existing curb to an inlet on the corner in order to prevent a ponding of water. She further testified that the islands would be installed by the city’s Street Division and have requested they be constructed of 6-inch concrete curb around the edge and a brick paver in the center. The pavers, she said, will match what has been pre-approved for downtown.

Ms. Brindle informed the Commission that the temporary signs have been in place for over a year; however, the National Standard discourages the use of temporary signs.

In response to a question from Kathy Walters, Ms. Brindle stated that she has not done an accident review since the signs have been up but the permanent signs were not recommended until staff was certain that it was safe.

She stated in response to a question from Andrew Pitner that the signs need to be 25 ft. back from the intersection.

There was no one present to speak in support or opposition to the request.

Kathy Walters made the motion as follows: “I move that the Commission find the following facts concerning Application #H-44-07 – that Wendy Brindle, Traffic Engineer for the City of Salisbury, appeared before the Commission and sought a Certificate of Appropriateness for traffic islands for the permanent installation of stop signs at the intersection of Council & Lee on Council St.; that no one appeared before the Commission to support or oppose this request, this request should be granted based on the Secretary of Interior Standards for Rehabilitation and Chapter 4 - Site Features and District Setting – Parking & Paving, pages 57-58, guideline 3; therefore, I further move that a Certificate of Appropriateness for Application #H-4407 be granted to Wendy Brindle, Traffic Engineer, for the City of Salisbury, to install traffic islands for the permanent installation of stop signs at the intersection of Council & Lee on the Council St. corners.”

Andrew Pitner seconded the motion; all members present voted AYE.

H-45-07 **1220 N. Main St.** – Victor L. Nunez, owner - **REQUEST WITHDRAWN**

H-46-07 **123 S. Main St.** – Johnny Robinson, owner

Request: Replace 3 windows in rear with aluminum windows - **NOT PRESENT**

H-47-07 **130 E. Fisher St.** - Wallace Properties, owner – Bryce Beard, applicant

Request: Establishing planting beds between walkway pavers and parking lot, extending around perimeter from building down Fisher St. & Lee St. to driveway entrance; beds will be approximately 3” in width and will have four 6 1/2” walkways connecting sidewalks with parking lot; parking lot to be repaved and stripped with new parking blocks added around perimeter.

Bryce Beard, Wallace Properties Property Manager, was sworn to give testimony for the request.

Mr. Beard informed the Commission that the proposed enhancement to the existing parking lot located adjacent to the Las Palmas Restaurant bordering Lee & Fisher St. will be complimentary to all the work that is taking place on Fisher St.

He testified that proposed plan is for the placement of a 3 ft. wide planting bed between the pavers and the existing parking lot with four 5 ft. cut-throughs for pedestrian walkways. In addition, the parking lot is to be repaved and striped, and parking blocks added where needed. He further stated that because of an existing water problem, a curb is needed in order to have the proper drainage.

In response to a question from Kathy Walters, Mr. Beard said the connecting walkways are to be made of concrete; however, either brick or stamped concrete could be used if it did not cost too much more.

Ms. Walters said the connectors would be more compatible with the pavement on the street and on the sidewalk if they were brick. An additional cost should not be much more since they are only 3x5 feet.

Janet Gapen said staff could help him find the matching brick.

Judy Kandl stated that brick or concrete pavers would be more compatible than stamped concrete. She further stated that if the exact brick could not be found it would be alright because brick ages over time and would still be compatible.

In response to a question from Judy Kandl concerning landscaping, Mr. Beard said Point Needle Holly trees would be planted. He said, "We are going to make it look as nice as we can."

There was no one present to speak in support or opposition to the request.

Jack Errante asked if the parking lot was a public lot, to which Mr. Beard responded "Yes." He said some of the spaces might be lost because of the turn-around.

Jack Errante made the following motion: "I move that the Commission find the following facts concerning Application #H-46-07 – that Bryce Beard, applicant for Wallace Properties, owner of 130 E. Fisher St., appeared before the Commission and sought a Certificate of Appropriateness to establish 3 ft. wide planting beds between the walkway pavers and parking lot with 4 5 ft. walkways, extending around the perimeter from the building down E. Fisher St. and S. Lee St. to the driveway entrance; the parking lot will be repaved and striped with new parking block around the perimeter; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 4 – Site Features and District Setting – Parking & Paving, pages 57-58, guidelines 3 and 4; Chapter 4 – Site Features and District Setting – Landscaping & Streetscape, pages 59-60, guidelines 2,7 and 8 of the Non-Residential Historic District Design Guidelines; therefore, I further move that a Certificate of Appropriateness for Application #H-46-07 be granted to Bryce Beard, applicant for Wallace Properties, owner of 130 E. Fisher St., to make the changes detailed in the application with the following changes agreed to by the applicant: connecting pathways from parking lot to sidewalk will be paved with brick."

Following a discussion of whether or not to require brick pavers for the connecting pathways, Kathy Walters seconded the motion as modified to include the brick; all members present voted AYE.

H-48-07 **106-108 N. Main St. – Kirk & Arba Knapp, owner**
Request: Change out light fixtures in front of store fronts. **NOT PRESENT**

Committee reports

Minor works: There were no questions relative to the submitted minor works.

Other business

Update on Fulton Heights neighborhood Janet Gapen informed the Commission that Fulton Heights is now a National Register Historic District and have invited staff to their annual neighborhood meeting. She said they are interested in exploring the idea of a Local designation which would require the review of the Commission. The meeting will be held on October 16th and attended by Ms. Gapen and Wendy Spry.

Annual Meeting & Orientation Ms. Gapen stated that Thursday, December 6 appears to be the best date for most of the Commission members. The meeting will be held in the seminar room at the Plaza, 5-7 p.m. She said that the meeting would be advertised as a special meeting of the Historic Preservation Commission but no cases would be heard. The proposed topics will be discussed at the November meeting.

Historic Preservation Incentive Grants Kathy Walters and Anne Lyles have volunteered to participate on the Incentive Grant Awards committee. Ms. Gapen said they will meet soon to select the grant recipients.

Approval of minutes

The September minutes were approved with correction as submitted upon a motion from Jack Errante and seconded by Kathy Walters. All members voted AYE.

Adjournment

With no other business to come before the Commission, the meeting was adjourned following a motion from Kathy Walters; seconded by Jack Errante, and all members voting AYE.